

Land Use Planning “Primer” for the Onizuka AFS site



Presented to the CAC
October 25, 2006



Purpose of Presentation

- **Provide context for land use planning**
- **Provide tools for selecting amongst various land reuse options for Onizuka**



Land Use Basics

- General Plan
- Zoning
- Market



General Plan

- Blueprint for future development
- Integrated set of long-term goals & policies
- Foundation for land use decisions
- ***General Plan does not regulate***



Sunnyvale General Plan

Land Use Goals & Policies

- Land Use and Transportation Element
- Housing and Community Revitalization Sub-element
- Moffett Park Specific Plan (MPSP)



Zoning

- **Regulates use and development of land**
- **Separates incompatible or different land uses**
- **Contains specific enforceable standards**

NOTE: Federal, state and county lands, when used for public purposes, *may not* be subject to local zoning



Sunnyvale Zoning

- Residential
- Commercial
- Industrial
- Public Facilities
- Moffett Park Specific Plan
 - Military Site
- Other Specific Plans



Land Economics

- Value of Land
- Benefits to the City



What Affects Land Value?

- Zoning
- Size and Shape of Property
- Location
 - Neighboring uses
 - Site improvements
 - Availability of utilities / services
- Environmental Factors
- Demand



How Does Land Use Provide Economic Benefits to City?

- **Jobs**
- **Taxes**
 - **Property**
 - **Retail & business to business sales**
 - **Utility**
- **Business Supporting Business**
- **Employees Supporting Businesses**
- **Multiplier Effect (up to 10x)**



Highest and Best Use Perspectives

- **Federal**

...highest monetary return from the property, promote its maximum value, or serve a public or institutional purpose...consider...

- property's economic potential
- qualitative values (social and environmental) inherent in the property itself,
- and other utilization factors controlling or directly affecting land use
- Projected highest and best use should not be remote, speculative or conjectural



Highest and Best Use Perspectives

- **City**
 - **Moffett Park Specific Plan**
- **Private sector**
 - **Market conditions**
 - **Size of the property**
 - **Highest economic return on investment**



Reasonable Use

- **Federal**
 - **Public Benefit (NOIs)**
- **City**
 - **Zoning**
- **Private sector**
 - **Some economic return on investment**



Moffett Park Specific Plan Primary Uses Allowed

(see handout)

- Office/R&D
- Light Manufacturing/Warehouse
- Retail/Service
- Hotels/Restaurants



Examples of Other Uses

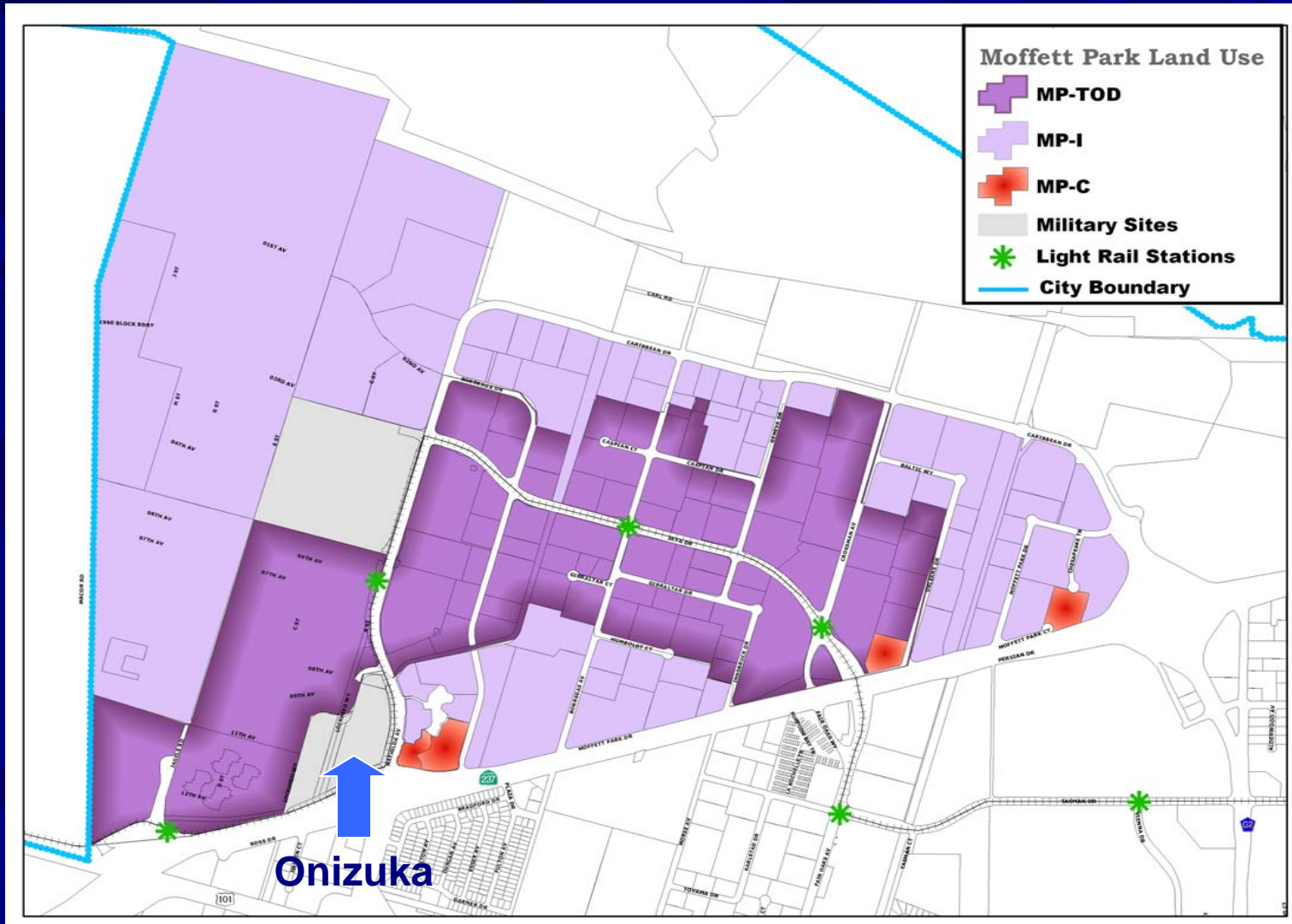
- Amusement
- Auto Mall
- Hospital
- Park
- Prison
- Residential
- Retail
- School/University
- Transportation Hub



Land Use Overview of the Moffett Park Area



MPSP Zoning Map



Services Near Onizuka

(see handout)

| USE | LOCATION/SETTING | Approx. Distance |
|--------------------------------|--|---------------------|
| BUS STOP | Fifth and Mathilda | 0.1 |
| LIGHT RAIL STATION | Fifth and Mathilda or Moffett Park Drive between Innovation Way and “H” street | 0.2 |
| PARKS | Baylands County Park Lakewood Park | 2.0 1.8 |
| PUBLIC COMMUNITY CENTERS | City of Sunnyvale Community Center Columbia Neighborhood Center | 4.0 1.5 |
| PHARMACY | Albertsons (Mathilda and Maude) | 1.1 |
| LIBRARY | City of Sunnyvale Public Library | 2.6 |



Services Near Onizuka

(continued)

| USE | LOCATION/SETTING | Approx. Distance |
|-----------------------|-----------------------------------|---------------------|
| PUBLIC SCHOOLS | K-5 Lakewood | 2.3 |
| | K-5 San Miguel | 2.0 |
| | 6-8 Columbia Middle School | 1.5 |
| | 9-12 Fremont High School | 3.7 |
| GROCERY STORES | Albertsons (Mathilda and Maude) | 1.1 |
| CONVENIENCE MARKET | Ahwanee and Borregas | 1.0 |
| HOSPITALS | El Camino (Grant Rd. Mt. View) | 4.0 |
| | Kaiser (Lawrence Ex. Santa Clara) | 5.5 |
| MEDICAL CLINICS | Sunnyvale Medical Clinic | 3.0 |
| | County Health Clinic | 3.5 |



December 2006 CAC Meeting

- **Goals for Reuse of Onizuka**



Questions

